

Simple Storage Outlot

6554 Ball Ground Hwy, Ball Ground, GA 30107



Presented By:
Crane Realty



Simple Storage Outlot

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Property Details

2.0 Acres of Light Industrial Land for Lease | 6554 Ball Ground Highway, Ball Ground, GA | Cherokee County | I-575 Corridor

Position your business in one of North Georgia’s growing industrial corridors with approximately 2.0 acres of LI – Light Industrial zoned land available for lease at 6554 Ball Ground Highway, Ball Ground, Georgia. Located in Cherokee County with convenient access to the I-575 corridor, this property offers an attractive combination of industrial zoning, existing infrastructure, completed site improvements, and flexibility for a broad range of potential users.

The property is essentially pad ready, providing a significant advantage over undeveloped industrial land. Road access is complete, detention is already in place, and power and water are available to the site. These existing improvements may allow a qualified tenant to move forward more efficiently than would typically be possible with raw industrial acreage.

The approximately 2-acre parcel is zoned LI – Light Industrial and has been screened for Industrial Outdoor Storage (IOS). This makes the property particularly attractive to businesses looking for an outdoor storage yard, contractor yard, equipment yard, fleet storage facility, truck or trailer parking, construction material storage, machinery storage, or other industrial outdoor storage operation.

The site should not be viewed solely as an outdoor storage property. Ownership is interested in considering a wide variety of potential industrial users and may consider a build-to-suit or build-to-lease arrangement for an appropriate tenant. The combination of available utilities, completed access, detention and LI zoning creates opportunities for both open-yard users and businesses requiring a permanent industrial facility.

Potential uses may include industrial outdoor storage (IOS), contractor operations, construction companies, equipment storage and rental, utility contractors, landscaping operations, building material suppliers, service companies, fleet operations, truck and trailer storage, warehouse operations, flex industrial, distribution, light manufacturing, technology infrastructure, data processing, cryptocurrency or Bitcoin mining facilities, and other uses compatible with applicable zoning and governmental requirements.

For businesses searching for industrial land with power and water, the property provides an especially attractive starting point. A technology, data-processing or cryptocurrency user could potentially explore development of a specialized facility through a build-to-lease arrangement, while more traditional

Rental Rate:	\$78,000 /SF/YR
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Industrial
Rental Rate Mo:	\$6,500 /SF/MO

industrial tenants can take advantage of the site's location, access and existing infrastructure.

Located on Ball Ground Highway in Ball Ground, Georgia, the property provides access to the Cherokee County and North Metro Atlanta markets while benefiting from proximity to the I-575 corridor. The location can serve businesses operating throughout Ball Ground, Canton, Cherokee County, North Georgia and the greater Atlanta metropolitan area.

This offering represents an opportunity to lease flexible LI-zoned industrial acreage in Cherokee County without many of the initial site-development challenges associated with raw land. Whether the requirement is for an IOS yard, contractor yard, equipment storage facility, fleet yard, warehouse site, light industrial operation, technology facility or build-to-suit industrial project, 6554 Ball Ground Highway provides a versatile location for qualified users.

Key search terms: Ball Ground industrial property for lease, Ball Ground GA industrial land, Cherokee County industrial land for lease, Cherokee County LI property, Light Industrial land for lease, I-575 industrial property, I-575 industrial land, Industrial Outdoor Storage, IOS property for lease, IOS land Cherokee County, outdoor storage yard, contractor yard for lease, equipment storage yard, construction equipment storage, truck parking, trailer parking, fleet parking, commercial vehicle storage, building material storage, industrial yard for lease, pad-ready industrial land, industrial land with power, industrial land with water, industrial land with utilities, build-to-suit industrial, build-to-lease industrial, warehouse site, flex industrial land, distribution property, light manufacturing property, data processing facility, Bitcoin mining site, cryptocurrency mining property, North Georgia industrial property, North Metro Atlanta industrial land, Canton GA industrial property, 6554 Ball Ground Highway.

Price: \$78,000 /SF/YR

- 2.0 Acres of LI – Light Industrial Zoned Land in Cherokee County's I-575 Corridor
- Pad-Ready Site with Completed Access, Detention, Power & Water Available
- Screened for Industrial Outdoor Storage (IOS) with Flexible Build-to-Suit Opportunities

View the full listing here: <https://www.loopnet.com/Listing/6554-Ball-Ground-Hwy-Ball-Ground-GA/40837695/>

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Listing space

Space 1	Space Available:	87,120 SF
	Rental Rate:	\$78,000 /SF/YR
	Date Available:	Now

6554 Ball Ground Highway, Ball Ground, GA | 2.0 Acres LI Industrial Land for Lease

Excellent opportunity to lease approximately 2.0 acres of LI – Light Industrial zoned property at 6554 Ball Ground Highway, Ball Ground, Georgia, in the growing Cherokee County / I-575 corridor.

Unlike raw industrial land, this property is essentially pad ready, with completed road access, detention already in place, and power and water available. The site has also been screened for Industrial Outdoor Storage (IOS), creating an excellent opportunity for businesses needing functional industrial land without starting from an undeveloped site.

The property offers flexibility for a wide variety of potential industrial and commercial users. Possible uses may include industrial outdoor storage (IOS), contractor yards, equipment storage, construction material storage, fleet operations, truck and trailer parking, service businesses, warehouse or flex space, light manufacturing, distribution, utility contractors, technology infrastructure, data processing, cryptocurrency/Bitcoin mining, and other uses permitted under Cherokee County LI zoning.

Ownership will also consider build-to-suit or build-to-lease opportunities, allowing the property to potentially accommodate a tenant requiring a permanent industrial building or specialized facility.

- Property Highlights
- 2.0 acres available for lease
 - 6554 Ball Ground Highway, Ball Ground, GA
 - LI – Light Industrial zoning
 - Located in Cherokee County
 - Convenient to the I-575 corridor
 - Screened for Industrial Outdoor Storage (IOS)
 - Direct road access already completed
 - Power available
 - Water available
 - Detention already in place
 - Essentially pad ready
 - Potential contractor or equipment yard

Fleet, truck and trailer storage potential
Construction and building material storage potential
Potential warehouse, flex, distribution or light manufacturing use
Potential build-to-suit / build-to-lease industrial facility
Potential technology, data processing or Bitcoin/cryptocurrency mining facility
Flexible industrial site serving Ball Ground, Canton, Cherokee County, North Georgia and North Metro Atlanta

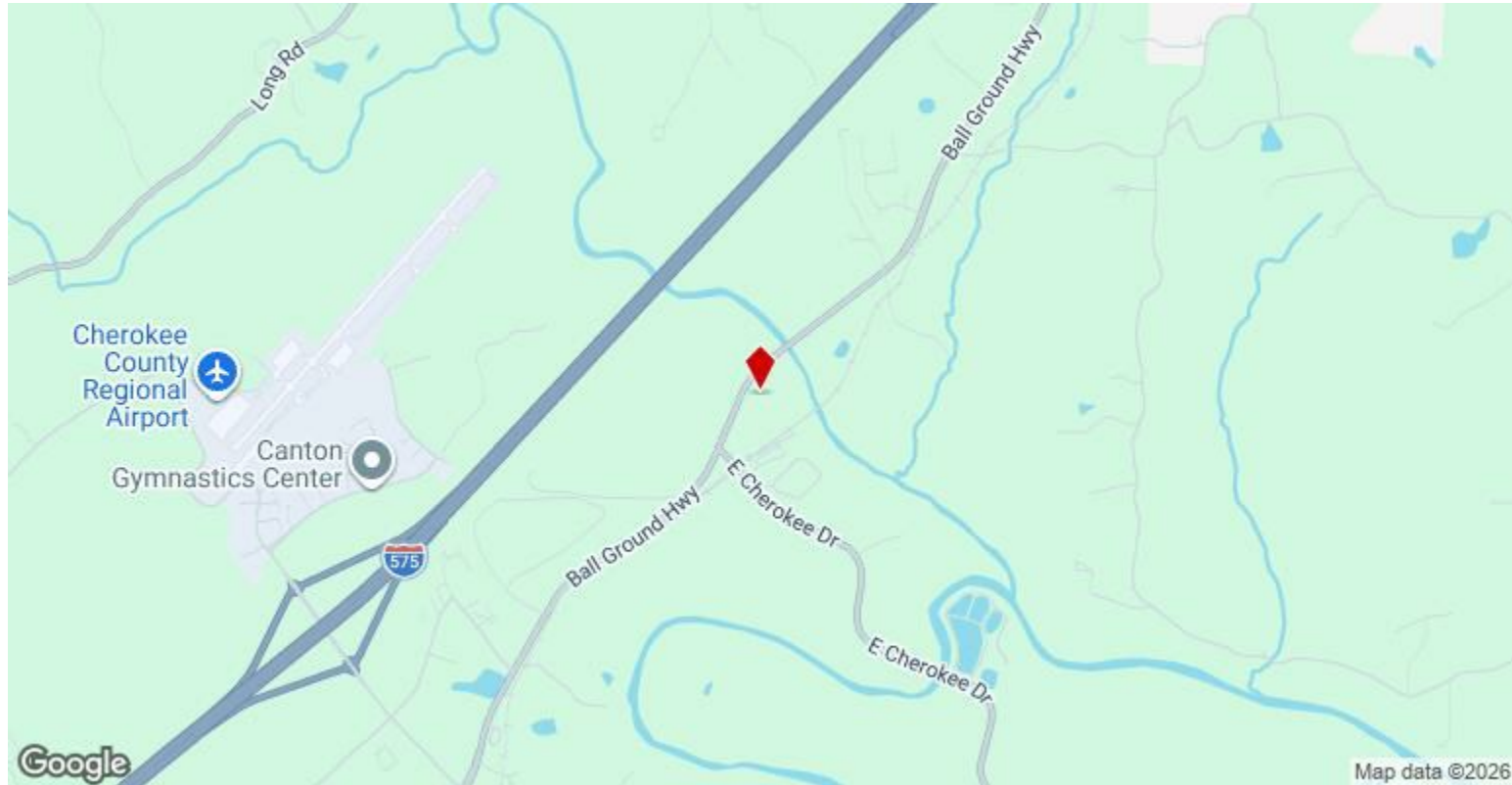
The combination of LI zoning, existing infrastructure, IOS potential and proximity to I-575 makes 6554 Ball Ground Highway an attractive option for industrial users seeking a flexible site in one of North Metro Atlanta's growing industrial corridors.

Search Keywords: 6554 Ball Ground Highway, Ball Ground industrial property for lease, Ball Ground GA industrial land, Cherokee County industrial land for lease, I-575 industrial property, I-575 industrial land, industrial outdoor storage, IOS property Georgia, IOS land for lease, contractor yard Ball Ground, equipment yard for lease, construction equipment storage, outdoor storage yard, truck parking, trailer parking, fleet parking, industrial yard, LI Light Industrial property, pad ready industrial land, powered industrial land, industrial property with water and power, build-to-suit industrial, build-to-lease industrial, warehouse site, flex industrial property, distribution site, light manufacturing, data processing site, Bitcoin mining property, cryptocurrency mining facility, North Georgia industrial land, Canton GA industrial property, North Metro Atlanta industrial property.

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Location



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Property Photos



DJI_0052



View From Parking Lot

Simple Storage Outlot

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Property Photos



DJI_0053



DJI_0054

Simple Storage Outlot

6554 Ball Ground Hwy, Ball Ground, GA 30107

Property Photos



DJI_0055



DJI_0056

Simple Storage Outlot

6554 Ball Ground Hwy, Ball Ground, GA 30107

Property Photos



DJI_0057



DJI_0058

Simple Storage Outlot

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Property Photos



View from parking lot

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